

**AGENDA
PLANNING BOARD
BOROUGH OF RUMSON
August 5, 2019
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

Approval of the minutes for the July 8, 2019 meeting.

1. Hubler, Minor Subdivision approval for the property located at 7 Somerset Drive. The subject property is a 4.09 acre tract with 200 feet of frontage on Somerset Drive and 127 feet of frontage along the existing 44 foot wide private right-of-way for ingress and egress. The site contains an existing dwelling and pool to remain with the associated driveway, walkway, porch and patio. The site also contains a tennis court and storage shed that are to be removed. The approval is for subdivision of the tract into two (2) new single-family building lots. Lot A is an irregular shape lot that consists of 102,598 square feet (2.36 acres) and has 75 feet of frontage on Somerset Drive. The existing dwelling is proposed to remain. Lot B is an irregular shape lot that consists of 75,857 square feet (1.74 acres) and has 125 feet of frontage on Somerset Drive. A new single-family dwelling is proposed on this lot. Variances are granted for Proposed Lot A: Lot Frontage 200 feet required; 75 feet proposed, existing generator with a side yard setback of 17.4 feet where 40 feet is required and pre-existing non-conforming curb cut at the private right-of-way of 30 feet where 21 feet is permitted. Variances also are granted for Proposed Lot B: Lot Frontage and Width 200 feet required; 125 feet frontage and 0 Lot Width proposed, and Lot Shape Circle 115 feet required; 0 proposed. The existing tennis court and storage shed shall be removed and Lot B will be developed with a new single-family dwelling. The property is located in the R-1 Residential Zone shown on the Borough of Rumson Tax Map as Block 18, Lot 41.01.

2. Executive Session (if necessary).

3. Adjournment.

cc to:
State Shorthand Reporting Service